

CONFIDENTIAL OFFERING MEMORANDUM

700 SOUTH STREET



**700 SOUTH STREET
PITTSFIELD, MA, 01201**







EXECUTIVE SUMMARY

CUSHMAN & WAKEFIELD, Inc. (“CUSHMAN & WAKEFIELD”) has been retained as the exclusive advisor for 100% of the fee interest sale of 700 South Street in Pittsfield, MA (the “Property”). The Property is located within Berkshire County on South Street (Route 7), adjacent to Routes 9 and 20, and just 10 miles from Interstate 90. The offering consists of two office buildings totaling 132,000 RSF and one accessory building of 8,000 RSF, sited on approximately 46.35 acres. The area is beloved for its outdoor activities and its celebration of the arts. Residents and visitors enjoy hiking, skiing and golf, as well as music and arts festivals, antiquing and visits to nearby towns of Lenox, Stockbridge and Lee.

This offering provides an investor or developer the opportunity to purchase an office building owned, currently occupied and well-maintained by a single corporation with plans to deliver vacant.

Potential uses include:



**OFFICE
BUILDING**



**SENIOR
LIVING**



**CONFERENCE
CENTER/
HOTEL**



SCHOOL



**MULTI-FAMILY
RESIDENTIAL**



3

BUILDINGS



1959/
1980

YEARS BUILT

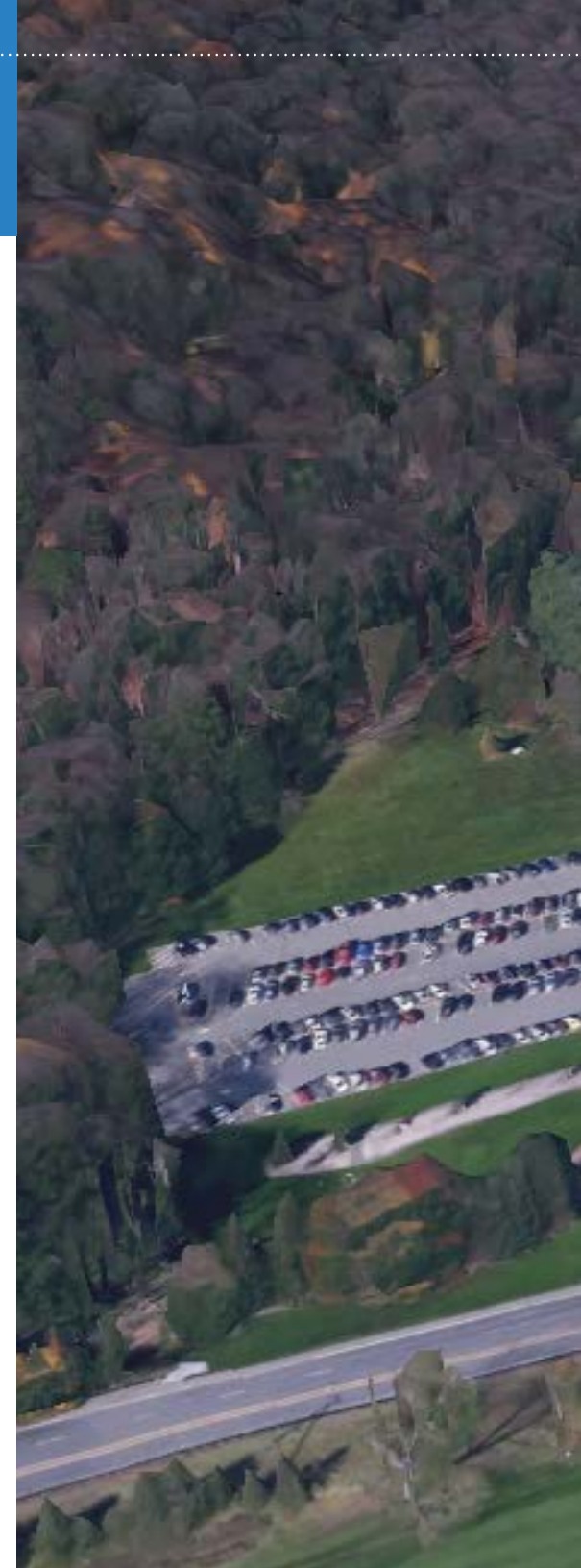


46.35

ACRES

PROPERTY OVERVIEW

BUILDING ADDRESS	700 South Street, Pittsfield, MA, 01201
ZONING	R-43 permits office, single-family residential or senior housing with special "Dan Fox corridor" overlay district
YEAR BUILT	Front Building - 1959 Rear Addition - 1980
STRUCTURES	Two brick and marble building sections are fully connected, featuring three stories plus an equipment attic. There is also an accessory building used to store landscaping and plowing equipment
BUILDINGS RSF	140,000 RSF (2) Joined by a central atrium: 132,000 RSF (1) 5 bay garage & storage: 8,000 RSF
ACRES	46.35
BLOCK/LOT & TAXES	Parcel A: H04-0001-001; \$241K Tax Parcel B: H05-0001-201; \$1.75K Tax Parcel C: H05-0001-016; \$1.58K Tax Parcel A is commercial, and Parcel B & C are taxed as residential
SPECIAL FEATURES	<ul style="list-style-type: none">• Prominent presence along Route 7 (South St) corridor• Well-maintained by on-site facilities staff• The existing improvements include a full cooking cafeteria, meeting and function rooms and built out administrative office space, all located on the first floor• Large, wooded parcel sited between a country club and a ski resort• Ample parking with 440 surface spaces available• Opportunity for additional development footprint





OVERVIEW



HOTELS

	Distance from Site
1. Hilton Garden Inn Lenox Pittsfield	1.5 Miles
2. Berkshire Mountain Lodge	1.6 Miles
3. Berkshire Inn	1.8 Miles
4. Yankee Inn, Trademark Collection by Wyndham	1.9 Miles
5. Howard Johnson by Wyndham	1.9 Miles
6. Holiday Inn & Suites Pittsfield-Berkshires, an IHG Hotel	1.9 Miles
7. Hampton Inn & Suites Berkshires-Lenox	2.0 Miles
8. Hotel on North	2.1 Miles
9. Life House, Berkshires	3.2 Miles
10. Courtyard Lenox Berkshires	3.8 Miles
11. Best Western Plus Berkshire Hills Inn & Suites	4.2 Miles
12. Cornell Inn	4.5 Miles
13. Element Lenox Berkshires*	4.7 Miles
14. Canyon Ranch Lenox	6.3 Miles
15. Miraval Berkshires Resort and Spa	6.5 Miles
16. Blantyre	7.2 Miles
17. Quality Inn	9.7 Miles
18. Devonfield Inn	10.5 Miles

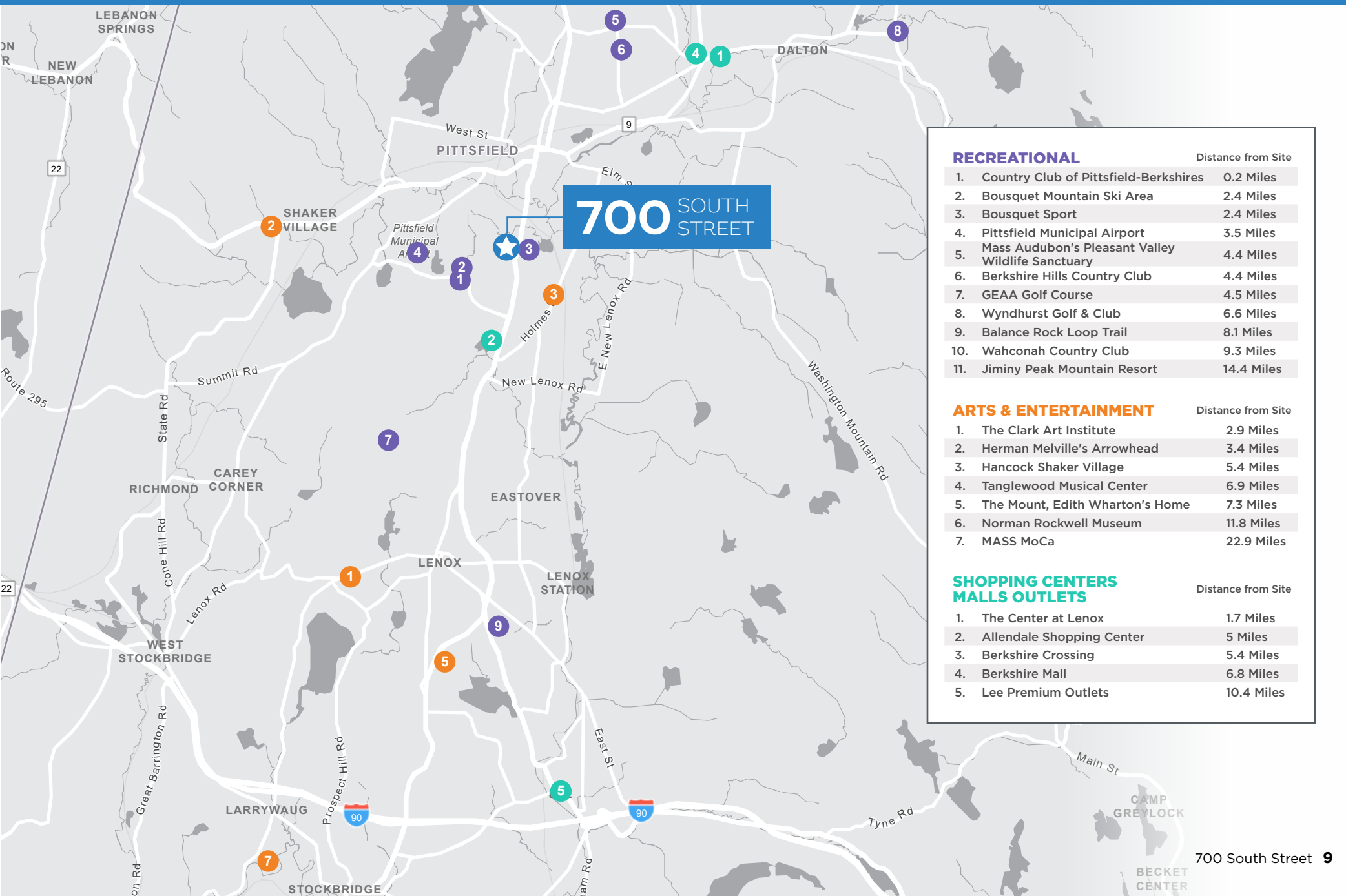
SCHOOLS

	Distance from Site
1. Hillcrest Academy	2.9 Miles
2. High Point School	3.5 Miles
3. Miss Hall's School	4.4 Miles
4. Berkshire Community College	5.2 Miles
5. Berkshire Country Day School	7.6 Miles
6. The Montessori School of the Berkshires	7.7 Miles
7. St. Agnes Academy	8.1 Miles
8. St Mary's School	9.7 Miles

SENIOR HOUSING

	Distance from Site
1. Berkshire Place	1.2 Miles
2. Holiday Devonshire Estates	2.6 Miles
3. Side By Side	2.9 Miles
4. Wingate Residences at Melbourne Place	3.4 Miles
5. Kimball Farms	6.3 Miles
6. Sugar Hill Assisted Living	7.9 Miles

WHAT'S VIBRANT ABOUT THE AREA?



RECREATIONAL

Distance from Site

1.	Country Club of Pittsfield-Berkshires	0.2 Miles
2.	Bousquet Mountain Ski Area	2.4 Miles
3.	Bousquet Sport	2.4 Miles
4.	Pittsfield Municipal Airport	3.5 Miles
5.	Mass Audubon's Pleasant Valley Wildlife Sanctuary	4.4 Miles
6.	Berkshire Hills Country Club	4.4 Miles
7.	GEAA Golf Course	4.5 Miles
8.	Wyndhurst Golf & Club	6.6 Miles
9.	Balance Rock Loop Trail	8.1 Miles
10.	Wahconah Country Club	9.3 Miles
11.	Jiminy Peak Mountain Resort	14.4 Miles

ARTS & ENTERTAINMENT

Distance from Site

1.	The Clark Art Institute	2.9 Miles
2.	Herman Melville's Arrowhead	3.4 Miles
3.	Hancock Shaker Village	5.4 Miles
4.	Tanglewood Musical Center	6.9 Miles
5.	The Mount, Edith Wharton's Home	7.3 Miles
6.	Norman Rockwell Museum	11.8 Miles
7.	MASS MoCa	22.9 Miles

SHOPPING CENTERS MALLS OUTLETS

Distance from Site

1.	The Center at Lenox	1.7 Miles
2.	Allendale Shopping Center	5 Miles
3.	Berkshire Crossing	5.4 Miles
4.	Berkshire Mall	6.8 Miles
5.	Lee Premium Outlets	10.4 Miles



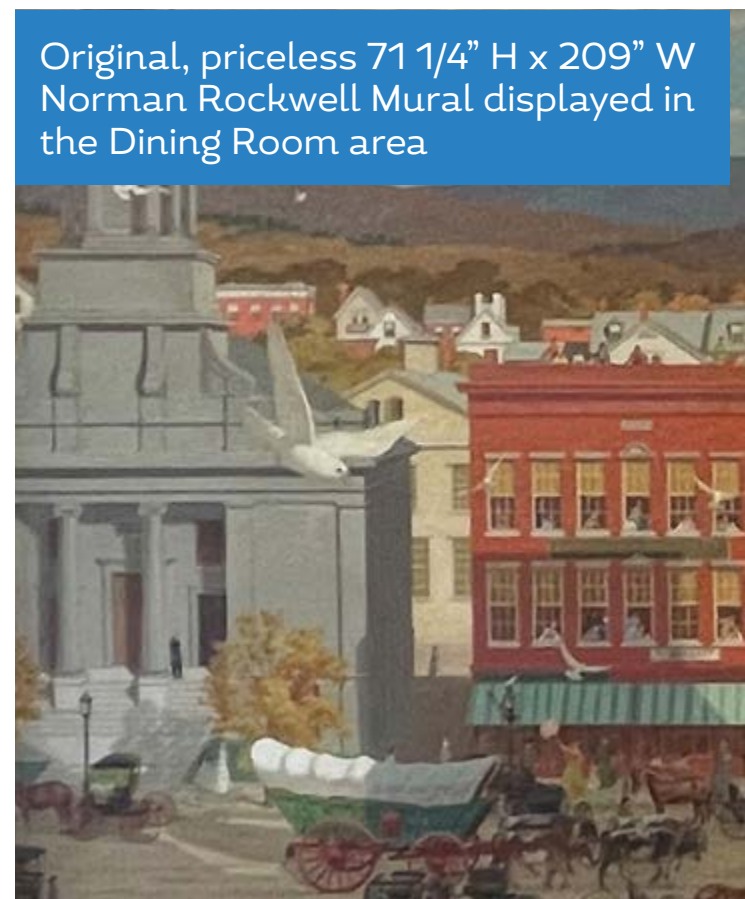
Meeting or
Small Classroom



Parking - 440
Spaces Available



Attractive & Prominent
Building Façade



Original, priceless 71 1/4" H x 209" W
Norman Rockwell Mural displayed in
the Dining Room area



Meeting or
Small Classroom



Full-Service
Kitchen



Employee
Lounge



Norman
Rockwell

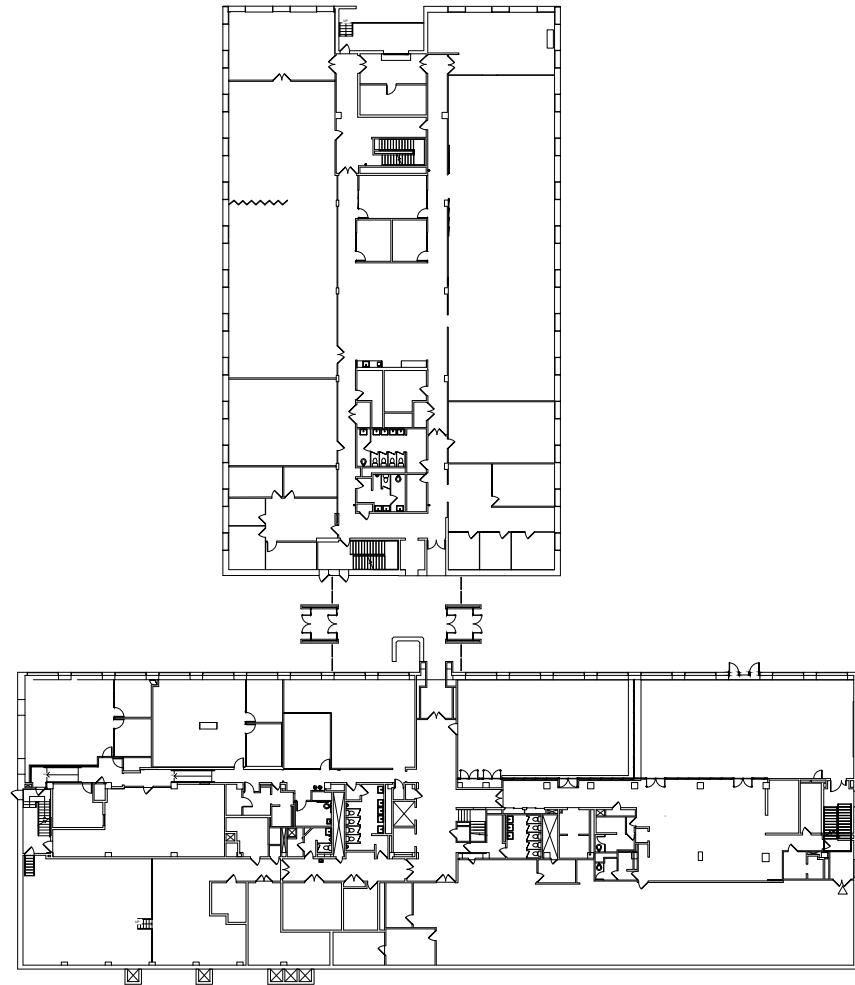
Carefully constructed by artist Norman Rockwell from photographs taken more than one hundred years ago, the scene reproduced in this mural is North Street in downtown Pittsfield in 1851, the year Berkshire Life was founded. The numerals on the colorful balloon ascending from Park Square set the date, while the small sign beside the second floor window of the second building from the right reads "Berkshire County Mutual Life Insurance Company", original name of the Company. Green Conestoga wagon, straying white cow and scarlet jacketed brass band are typical Rockwell touches which richly flavor this historical image. Artist Rockwell was ably assisted in the completion of the six foot by seventeen and one half foot canvas by noted muralists Dean Cornwell and Clifford Young.

SITE PLAN



EXISTING FLOOR PLANS

GROUND LEVEL



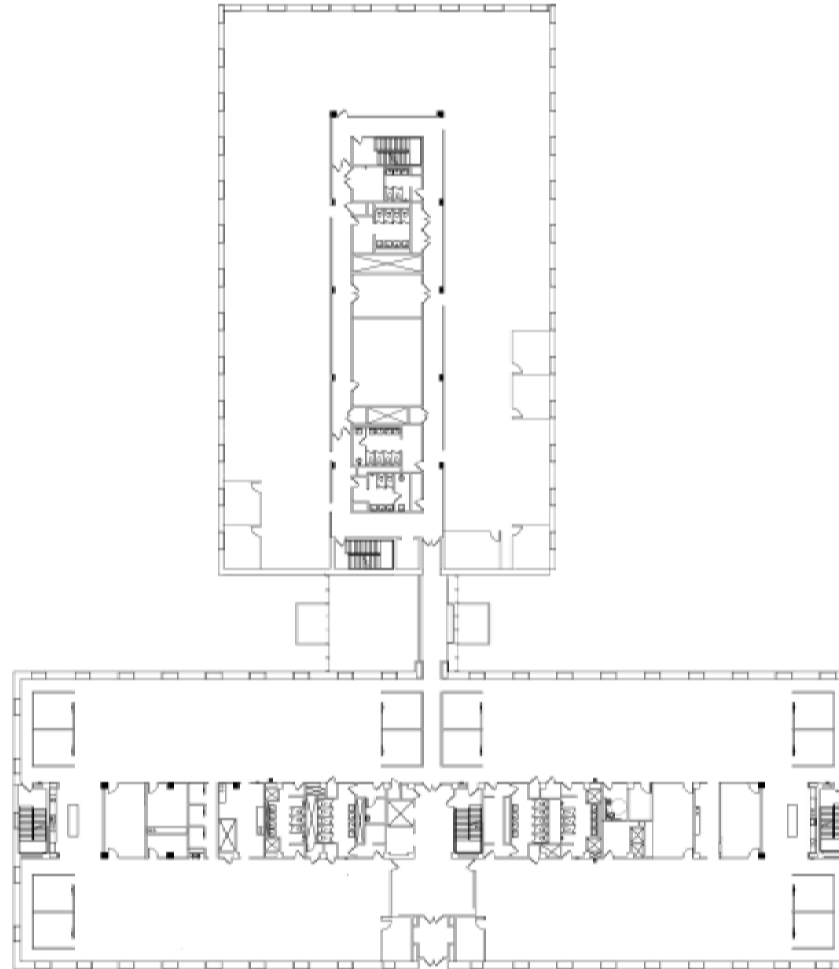
BLDG 2

BLDG 1

SOUTH STREET

EXISTING FLOOR PLANS

SECOND FLOOR



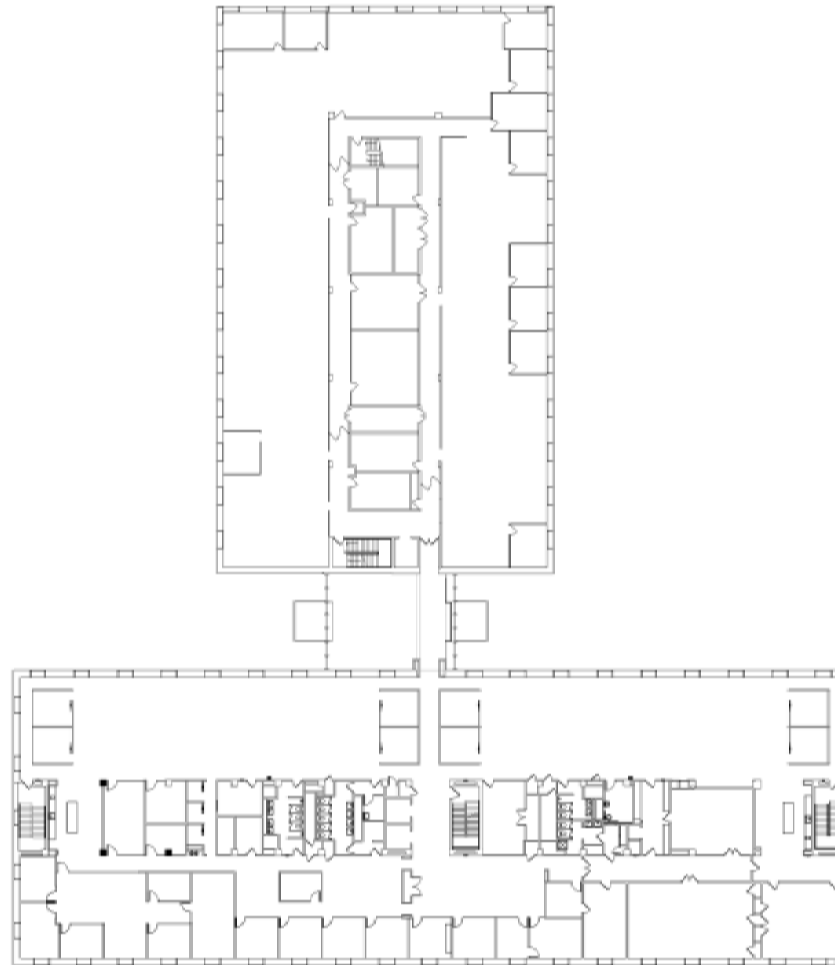
BLDG 2

BLDG 1

SOUTH STREET

EXISTING FLOOR PLANS

THIRD FLOOR



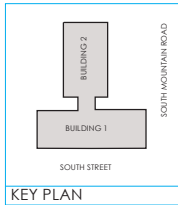
BLDG 2

BLDG 1

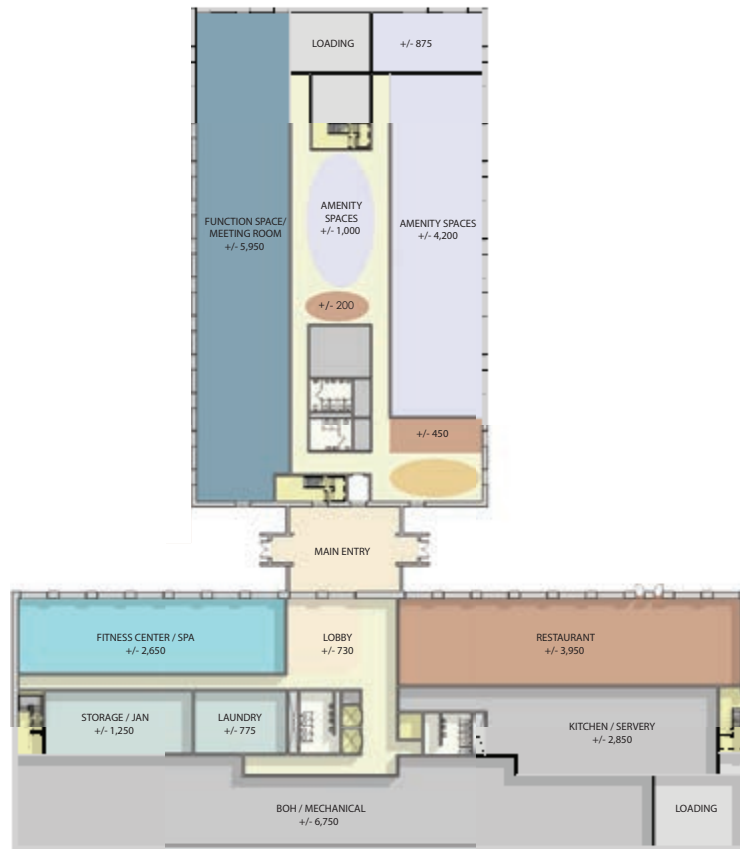
SOUTH STREET

FEASIBILITY STUDY - HOSPITALITY

GROUND FLOOR PLAN



- BACK OF HOUSE / MECHANICAL
- DINING
- FLOOR AMENITY SPACE
- FITNESS CENTER / SPA
- FUNCTION SPACE / MEETING ROOMS
- STAIR / ELEVATOR LOBBIES



HOTEL AMENITIES

DINING | 4,600 SF

- Restaurant bar
- Lounge
- Espresso bars
- Grab and go cafes

AMENITY SPACES | 6,100 SF

- Entertainment space for children
- Game room
- Music room
- Cinema
- Space on-site salon services
- Outdoor fire pits

FITNESS CENTER / SPA | 2,650 SF

- Exercise room
- Swimming pool
- Sauna / steam room / massage
- Wellness & meditation room

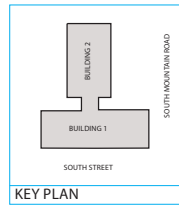
BUILDING AMENITIES | 4,875 SF

- Laundry service
- Pet service
- House keeping

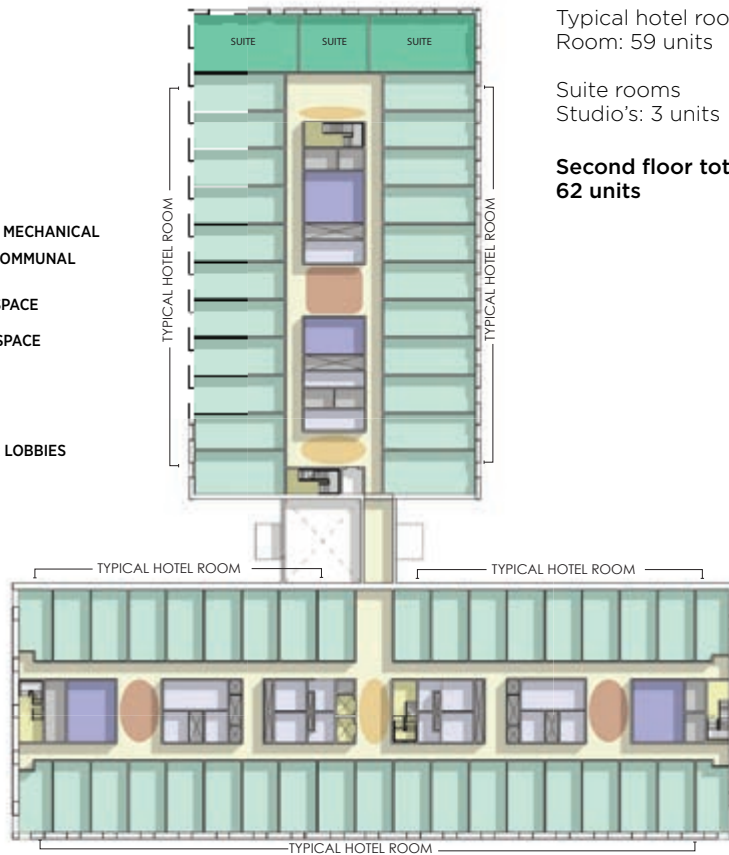
FUNCTION SPACE/MEETING ROOMS | ~5,950 SF

- Co-working spaces
- Large conference room
- Town hall space

SECOND & THIRD FLOORS



- BACK OF HOUSE / MECHANICAL
- ESPRESSO BAR/ COMMUNAL LOUNGE
- FLOOR AMENITY SPACE
- FLOOR SUPPORT SPACE
- SUITE ROOMS
- TYP. ROOM
- STAIR / ELEVATOR LOBBIES

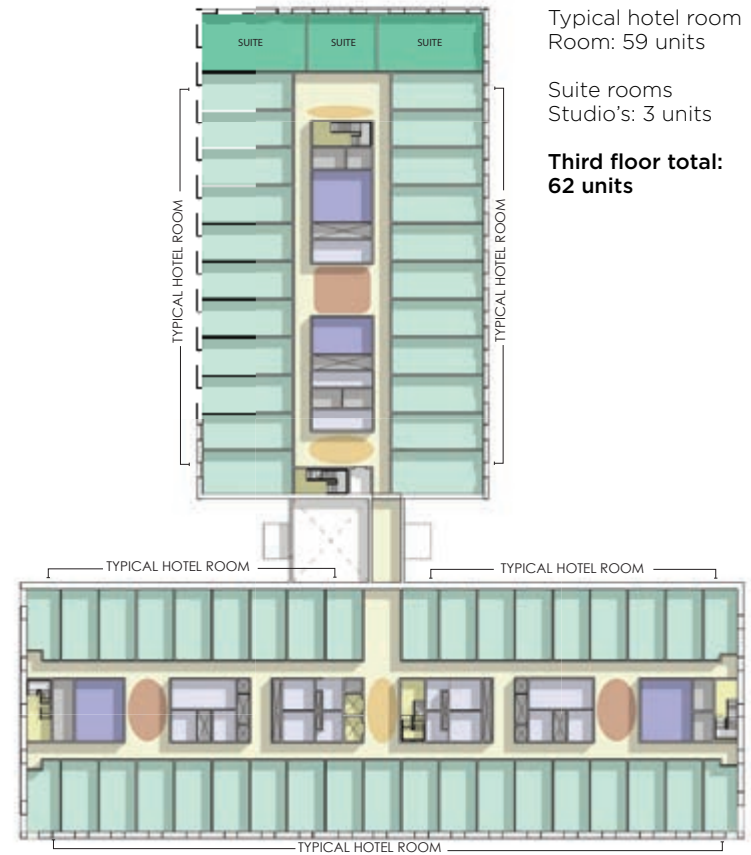


SECOND FLOOR PLAN

Typical hotel room
Room: 59 units

Suite rooms
Studio's: 3 units

**Second floor total:
62 units**



THIRD FLOOR PLAN

Typical hotel room
Room: 59 units

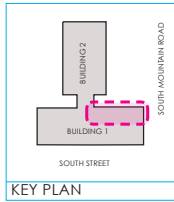
Suite rooms
Studio's: 3 units

**Third floor total:
62 units**

124 POTENTIAL TOTAL HOSPITALITY ROOMS

FEASIBILITY STUDY - HOSPITALITY

DINING AREA - ENLARGED BUILDING 1



- BACK OF HOUSE / MECHANICAL
- DINING
- KITCHEN AREA

FULL-SERVICE RESTAURANT DINING

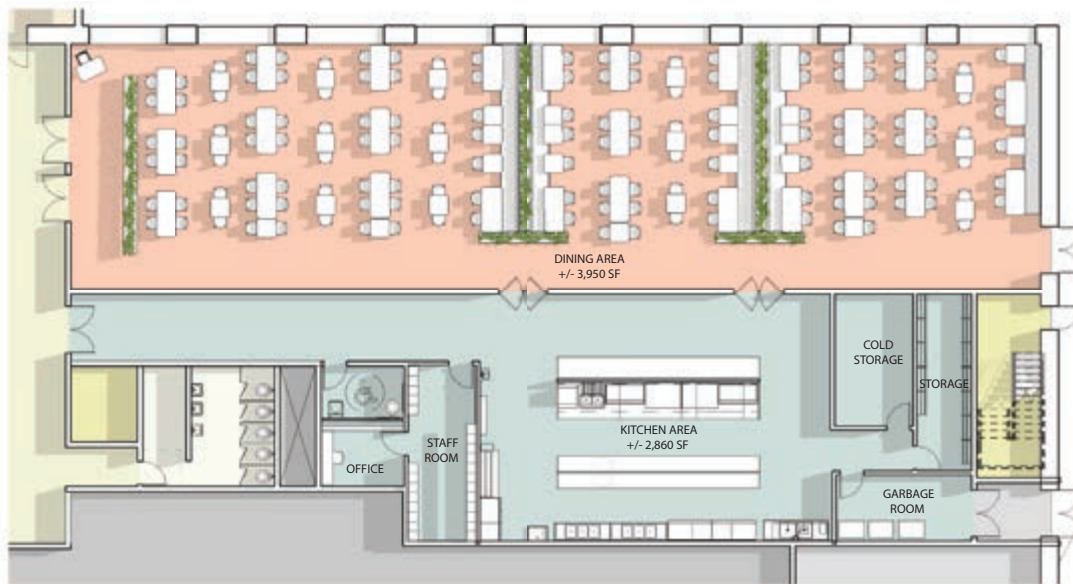
12-15 square feet per guest: approximately 265 people

COUNTER SERVICE:

18-20 square feet per guest: approximately 207 people

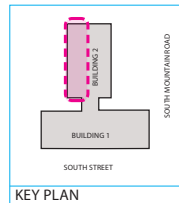
BANQUET:

10-11 square feet per guest: approximately 359 people

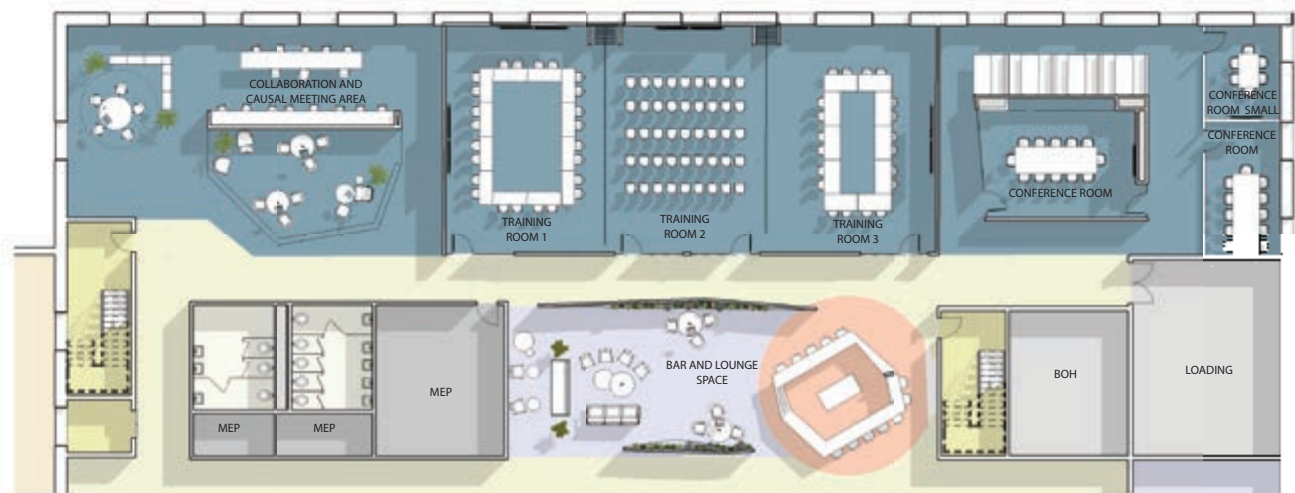


FOR REFERENCE - ABOVE LAYOUT REFLECTS SEATING FOR 180 PEOPLE

MEETING ROOMS - ENLARGED BUILDING 2

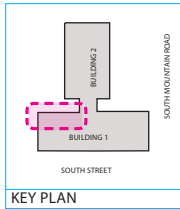


- BACK OF HOUSE / MECHANICAL
- CAFE / BAR
- AMENITY SPACE FUNCTION SPACE
- MEETING ROOMS
- STAIR / ELEVATOR LOBBIES

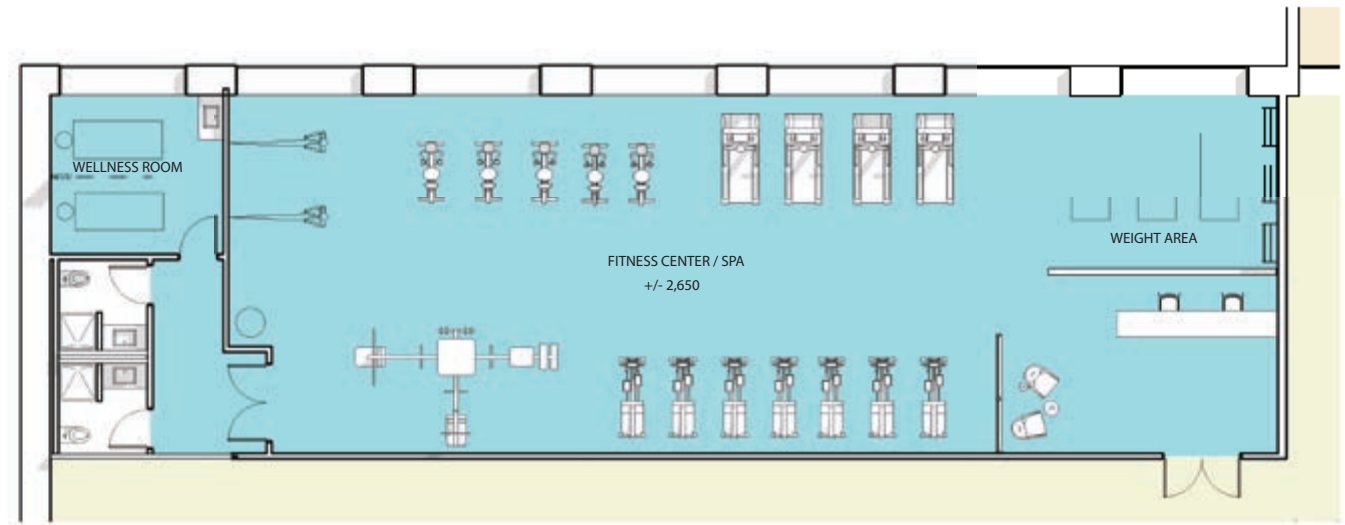


FEASIBILITY STUDY - HOSPITALITY

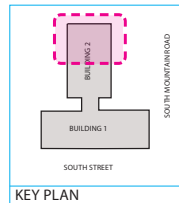
FITNESS CENTER/SPA - ENLARGED BUILDING 1



- BACK OF HOUSE / MECHANICAL
- FITNESS CENTER / SPA FUNCTION



HOTEL - ENLARGED BUILDING 1

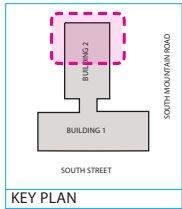


- BACK OF HOUSE / MECHANICAL
- ESPRESSO BAR/COMMUNAL LOUNGE
- FLOOR AMENITY SPACE
- FLOOR SUPPORT SPACE
- SUITE ROOMS
- TYP ROOM
- STAIR/ELEVATOR LOBBIES

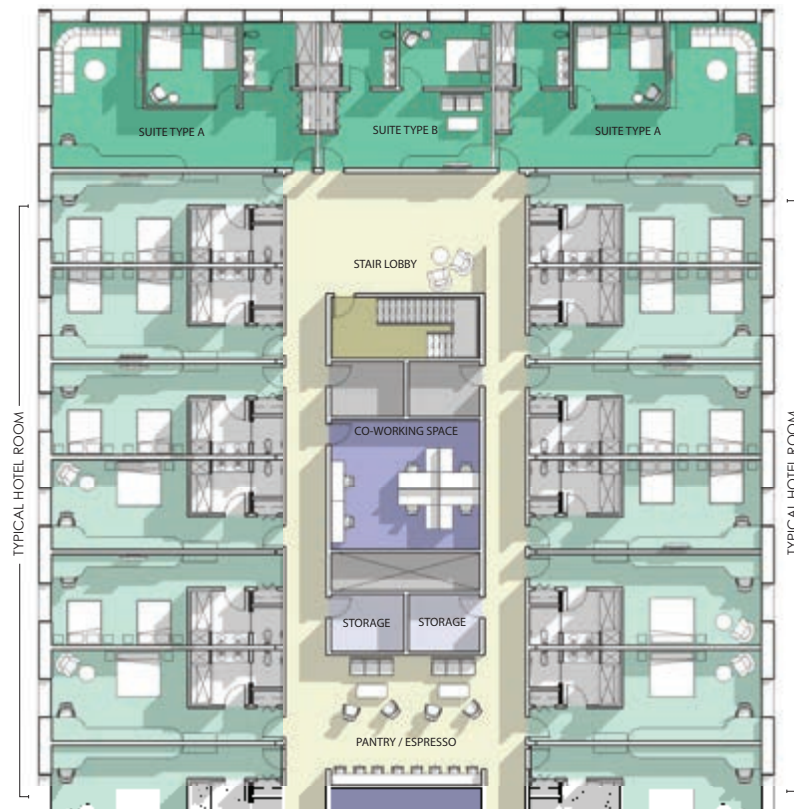


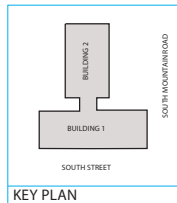
FEASIBILITY STUDY - HOSPITALITY

HOTEL - ENLARGED BUILDING 2



- BACK OF HOUSE / MECHANICAL
- ESPRESSO BAR/COMMUNAL LOUNGE
- FLOOR AMENITY SPACE
- FLOOR SUPPORT SPACE
- SUITE ROOMS
- TYP ROOM
- STAIR/ELEVATOR LOBBIES





- BACK OF HOUSE / MECHANICAL
- DINING / GATHERING SPACES
- CENTER SUPPORT
- INDEPENDENT LIVING
- ASSISTED LIVING
- PRIVATE CARE

HOTEL UNIT TYPES

TYPICAL HOTEL ROOM

- Building 2 - typical room size 450 SF
- Building 1 - typical room size 350 SF

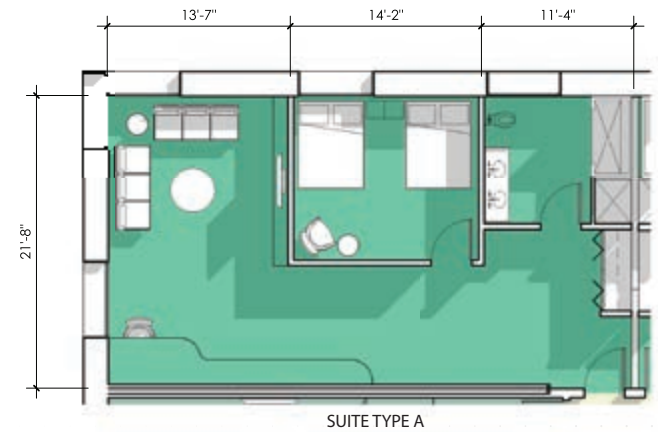
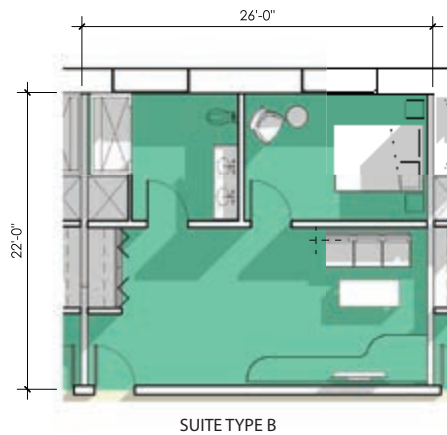
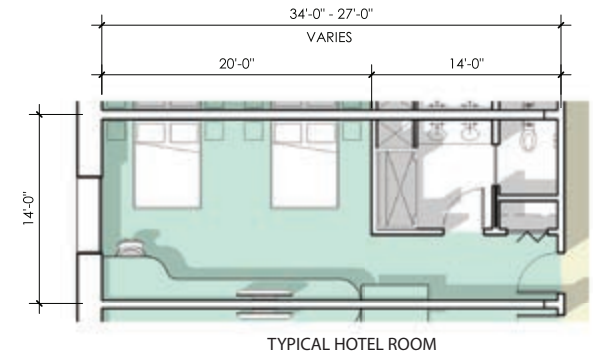
Mix of king bed and double queen bed configurations. Room amenities include coffee machine, mini fridge walk in shower and private water closet.

SUITE TYPE A

Private sleeping room, with king or double queen bed configuration. Living room space with sleeper sofa. Room amenities include coffee machine, mini fridge walk in shower and private water closet.

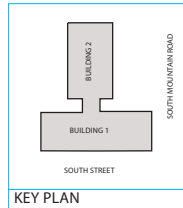
SUITE TYPE B

Private sleeping room, with queen bed. Living room space with sleeper sofa. Room amenities include coffee machine, mini fridge, walk in shower and private water closet.

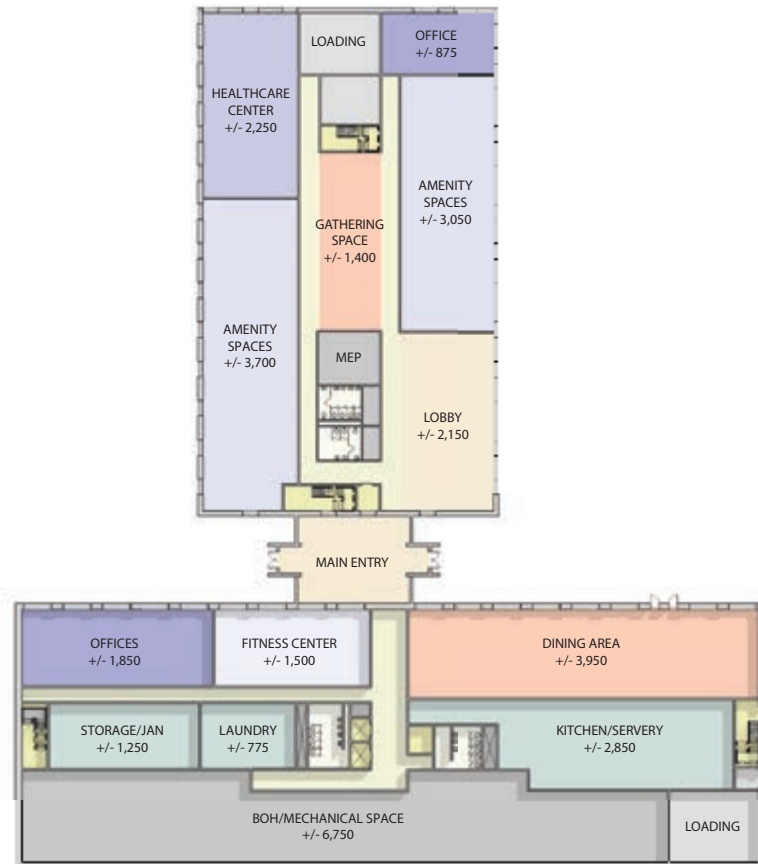


FEASIBILITY STUDY - SENIOR LIVING

GROUND FLOOR PLAN



- BACK OF HOUSE / MECHANICAL
- CENTER SUPPORT
- HEALTHCARE
- AMENITY SPACES
- FITNESS CENTER
- DINING / GATHERING SPACES
- INDEPENDENT LIVING
- ASSISTED LIVING
- PRIVATE CARE



SENIOR LIVING AMENITIES

DINING | 5,350 SF

- Restaurant style
- Casual gathering spaces

AMENITY SPACES | SOCIAL & RECREATIONS OPPORTUNITIES | 6,750 SF

- Entertainment space for family & friend gatherings
- Game room
- Music room
- Cinema space
- Library and computer room
- On-site salon services
- Gardening

FITNESS CENTER | 1,500 SF

- Exercise room
- Exterior outdoor space

BUILDING AMENITIES | 4,875 SF

- Laundry service
- Pet service
- House keeping

HEALTHCARE | 2,250 SF

- Assisted living and nursing care

SENIOR LIVING

INDEPENDENT LIVING | ~900 - 1,250 SF

Larger, fully functional apartments with kitchen facilities for seniors who are mostly self-sufficient.

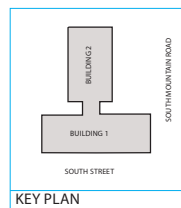
ASSISTED LIVING | ~700 SF

Smaller rooms with basic cooking amenities for seniors requiring some assistance with daily activities.

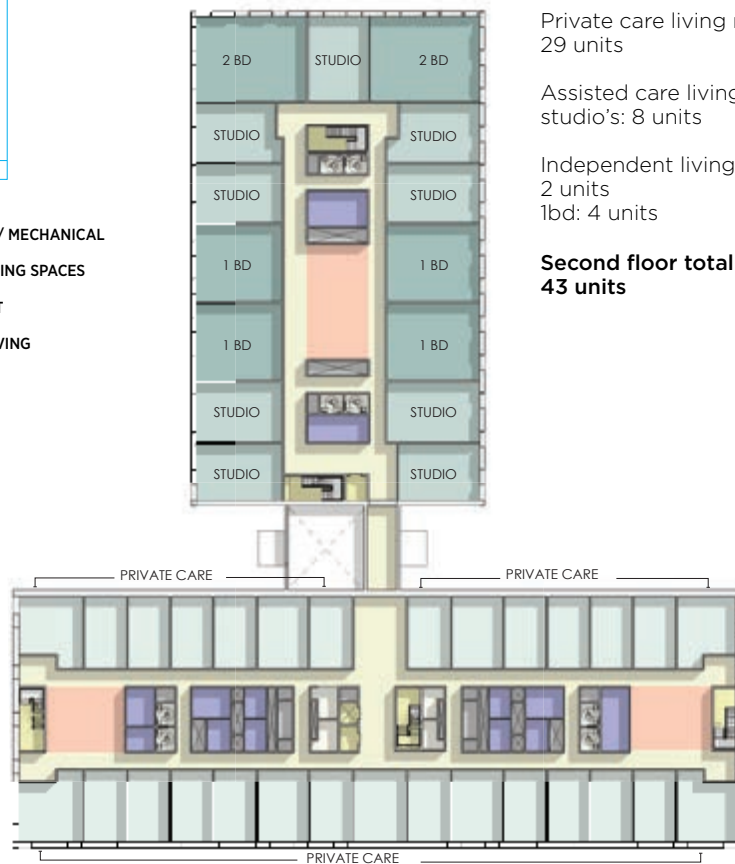
PRIVATE CARE | ~400 SF

Specially designed rooms with features to help residents with cognitive impairments, including clear visual cues and calming color palettes.

SECOND & THIRD FLOORS



- BACK OF HOUSE / MECHANICAL
- DINING / GATHERING SPACES
- CENTER SUPPORT
- INDEPENDENT LIVING
- ASSISTED LIVING
- PRIVATE CARE



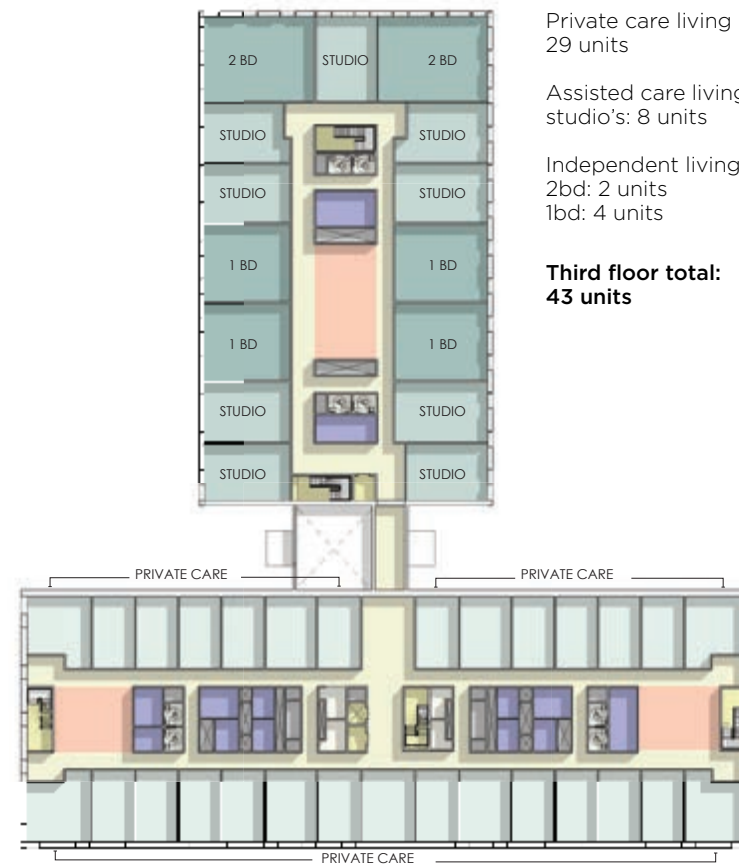
SECOND FLOOR PLAN

Private care living room:
29 units

Assisted care living
studio's: 8 units

Independent living 2bd:
2 units
1bd: 4 units

**Second floor total:
43 units**



THIRD FLOOR PLAN

Private care living room:
29 units

Assisted care living
studio's: 8 units

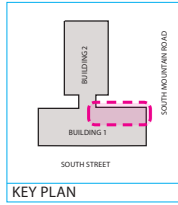
Independent living
2bd: 2 units
1bd: 4 units

**Third floor total:
43 units**

86 POTENTIAL SENIOR LIVING UNITS

FEASIBILITY STUDY - SENIOR LIVING

DINING AREA - ENLARGED BUILDING 1



- BACK OF HOUSE / MECHANICAL
- DINING
- KITCHEN AREA

SENIOR LIVING:

Ergonomics - ensure seating is comfortable and provides adequate back support. Space and layout factors evaluate the area, consider the flow of movement, and ensure sufficient space for free movement.

INDEPENDENT LIVING: 25 SF PER PERSON

Approximately 158 people
Assumes no aging-in-place. The area per person should be higher if residents use mobility assistance devices

ASSISTED LIVING: 30 SQUARE FEET PER PERSON

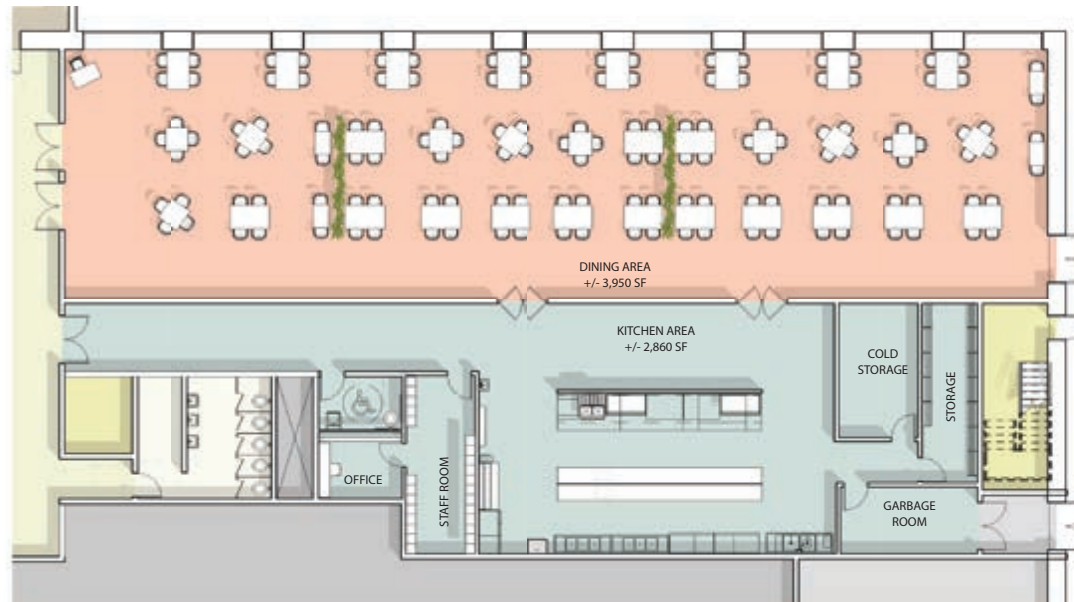
Approximately 132 people

Assumes one quarter of the resident population is in a wheelchair. The area per person should be higher if a greater proportion of residents use mobility assistance devices.

SKILLED NURSING: 40 SQUARE FEET PER PERSON

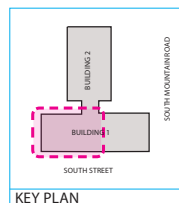
Approximately 98 people

Assumes one half of the resident population is in a wheelchair. The area per person should be higher if a greater proportion of residents use mobility assistance devices.

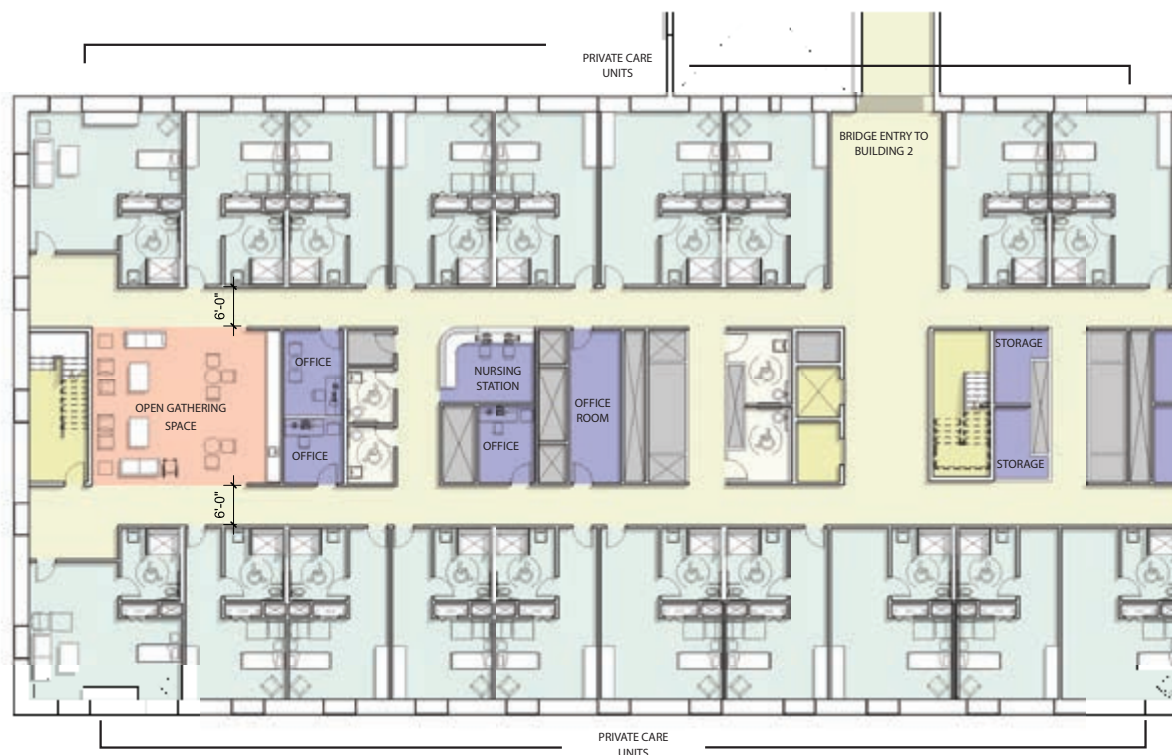


FOR REFERENCE - ABOVE LAYOUT REFLECTS SEATING FOR 132 PEOPLE

PRIVATE CARE UNITS - ENLARGED BUILDING 1

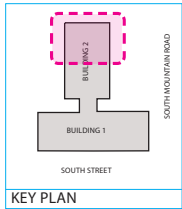


- BACK OF HOUSE / MECHANICAL
- DINING / GATHERING SPACES
- CENTER SUPPORT
- INDEPENDENT LIVING
- ASSISTED LIVING
- PRIVATE CARE

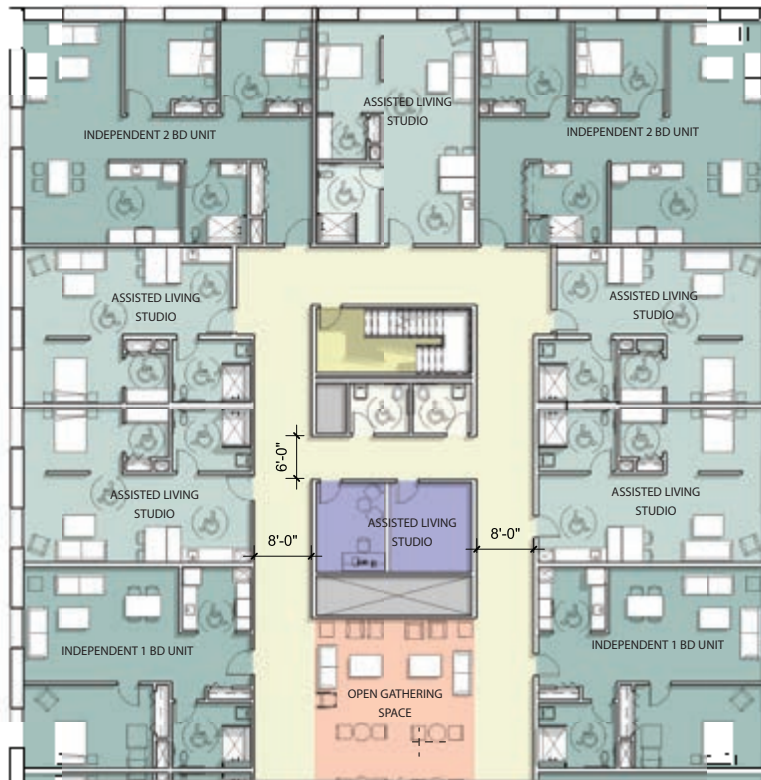


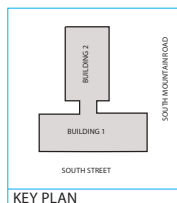
FEASIBILITY STUDY - SENIOR LIVING

SENIOR LIVING - ENLARGED BUILDING 2



- BACK OF HOUSE / MECHANICAL
- DINING / GATHERING SPACES
- CENTER SUPPORT
- INDEPENDENT LIVING
- ASSISTED LIVING
- PRIVATE CARE





- BACK OF HOUSE / MECHANICAL
- DINING / GATHERING SPACES
- CENTER SUPPORT
- INDEPENDENT LIVING
- ASSISTED LIVING
- PRIVATE CARE

SENIOR LIVING

INDEPENDENT LIVING

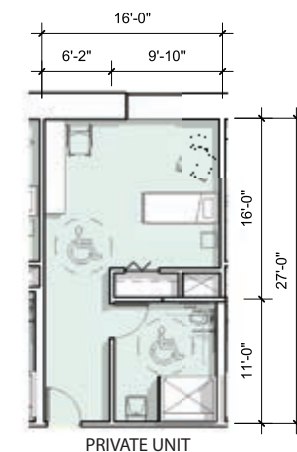
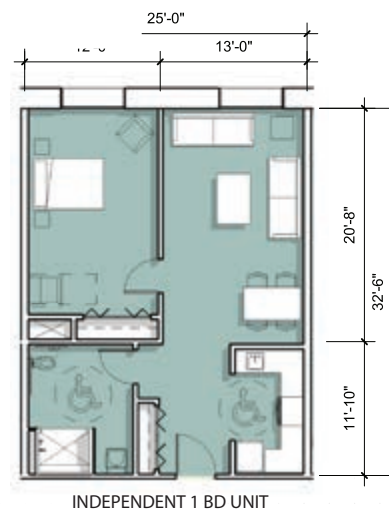
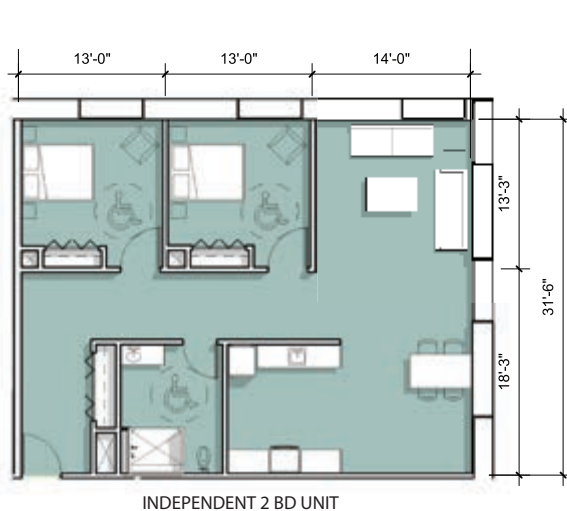
Larger, fully functional apartments with kitchen facilities for seniors who are mostly self-sufficient.

ASSISTED LIVING

Smaller rooms with basic cooking amenities for seniors requiring some assistance with daily activities.

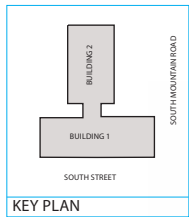
PRIVATE CARE

Specially designed rooms with features to help residents with cognitive impairments, including clear visual cues and calming color palettes.

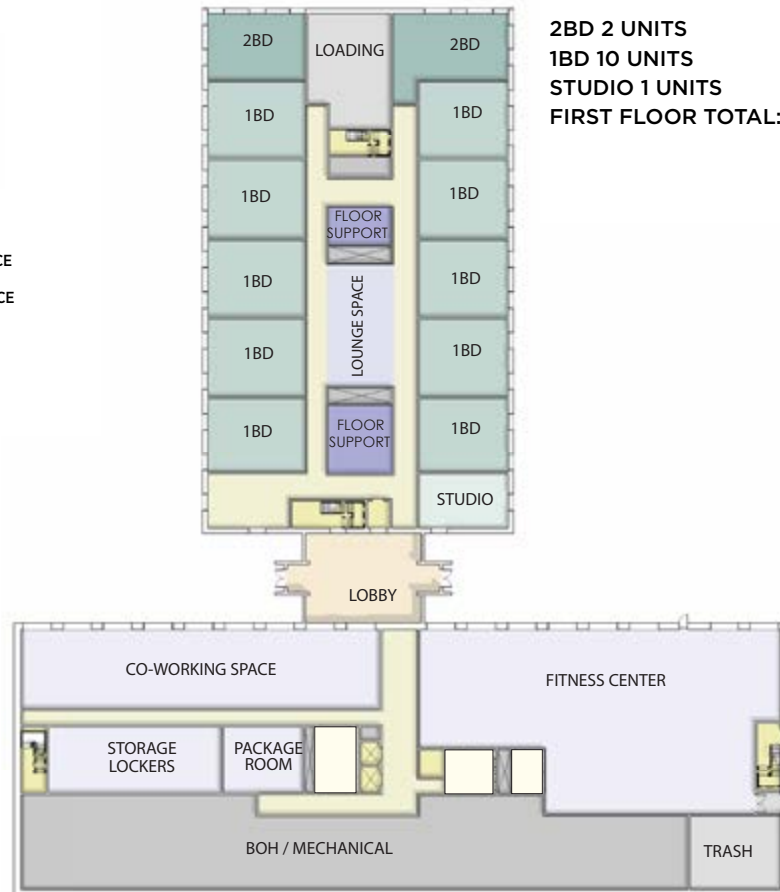


FEASIBILITY STUDY - MULTIFAMILY

MULTIFAMILY | LEVEL 1



- BOH / MECHANICAL
- FLOOR AMENITY SPACE
- FLOOR SUPPORT SPACE
- 3 BD
- 2 BD
- 1 BD
- STUDIO



UNIT TYPE MIX

2BD 2 UNITS
1BD 10 UNITS
STUDIO 1 UNITS
FIRST FLOOR TOTAL: 13 UNITS

MULTIFAMILY AMENITIES

CO-WORKING SPACES | 3,400 SF ±

- With the rise of remote work, dedicated co-working areas with desks, comfortable seating, and high-speed internet

FITNESS CENTER | 6,700 SF ±

- Modern fitness center including state-of-the-art equipment, yoga studios, and outdoor workout spaces, swimming pool

COMMUNITY LOUNGES & GATHERING SPACES | 5000 SF ±

- These spaces provide opportunities for residents to socialize, relax, and build community. with media rooms, children playrooms, and small event spaces.

OUTDOOR SPACE ACTIVATION

- Creating inviting outdoor areas with features like fireplaces, BBQ areas, communal gardens and comfortable seating encourages community interaction and extends the usability of the space.

PACKAGE ROOMS & DELIVERY SERVICES | 600 SF ±

- Secure and convenient package management

PET AMENITIES

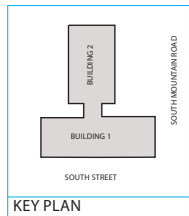
- Dedicated dog park and grooming space

DEDICATED STORAGE LOCKERS | 1,400 SF ±

UNIT TYPE MIX

STUDIO | -550-600 SF
1BD | -750 - 850 SF
2 BD | -100- 1150 SF
3 BD | -1350 SF

MULTIFAMILY | LEVELS 2 & 3



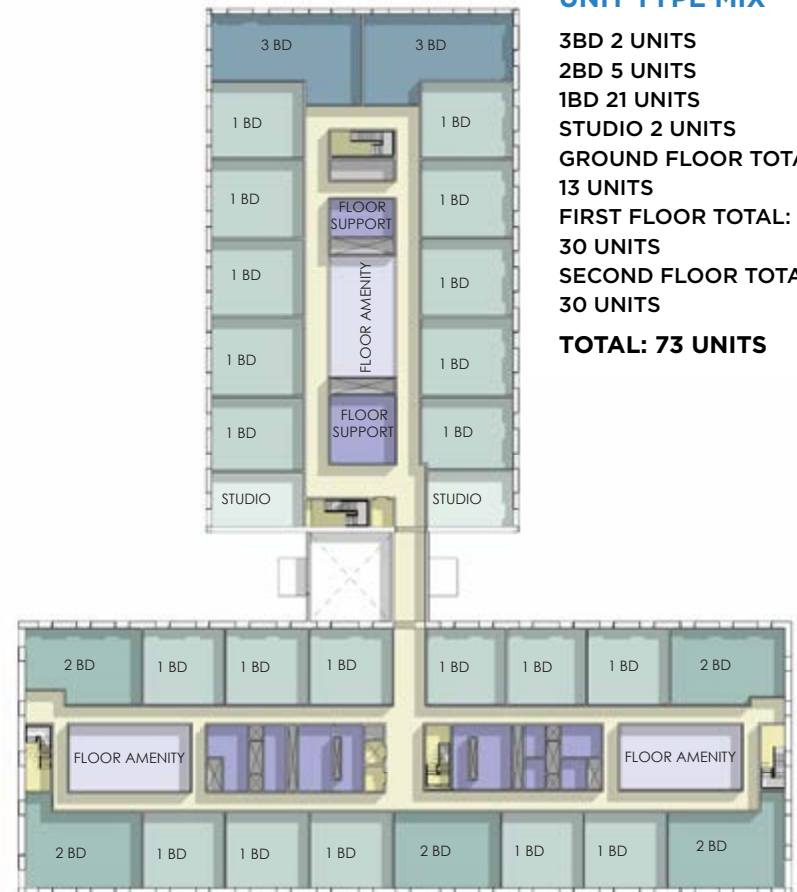
- BOH / MECHANICAL
- FLOOR AMENITY SPACE
- FLOOR SUPPORT SPACE
- 3 BD
- 2 BD
- 1 BD
- STUDIO



2ND FLOOR PLAN

UNIT TYPE MIX

3BD 2 UNITS
2BD 5 UNITS
1BD 21 UNITS
STUDIO 2 UNITS
FIRST FLOOR TOTAL:
30 UNITS



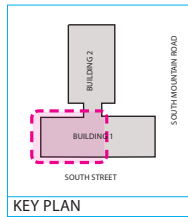
3RD FLOOR PLAN

UNIT TYPE MIX

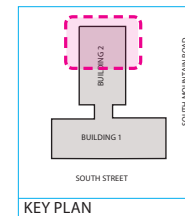
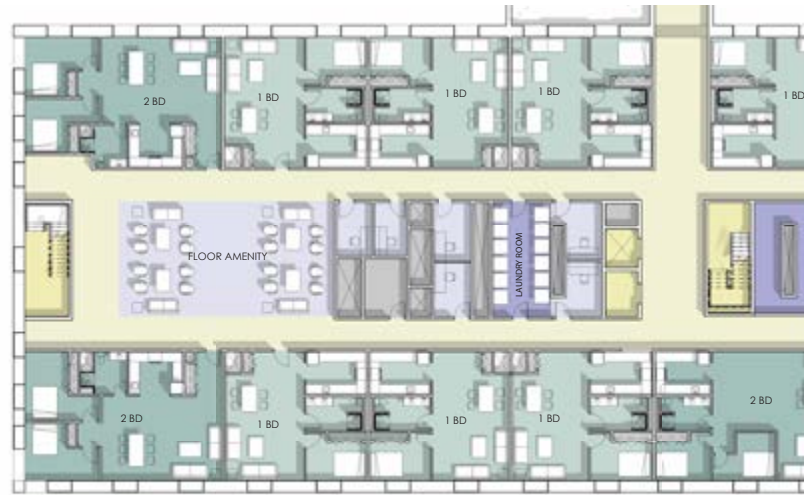
3BD 2 UNITS
2BD 5 UNITS
1BD 21 UNITS
STUDIO 2 UNITS
GROUND FLOOR TOTAL:
13 UNITS
FIRST FLOOR TOTAL:
30 UNITS
SECOND FLOOR TOTAL:
30 UNITS
TOTAL: 73 UNITS

FEASIBILITY STUDY - MULTIFAMILY

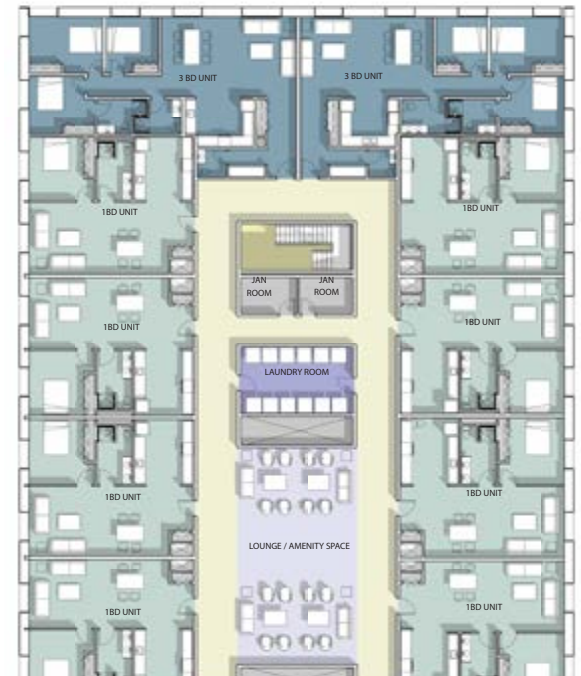
MULTIFAMILY | ENLARGED BUILDING 1 & 2



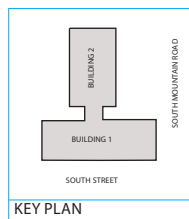
- BOH / MECHANICAL
- FLOOR AMENITY SPACE
- FLOOR SUPPORT SPACE
- 3 BD
- 2 BD
- 1 BD
- STUDIO



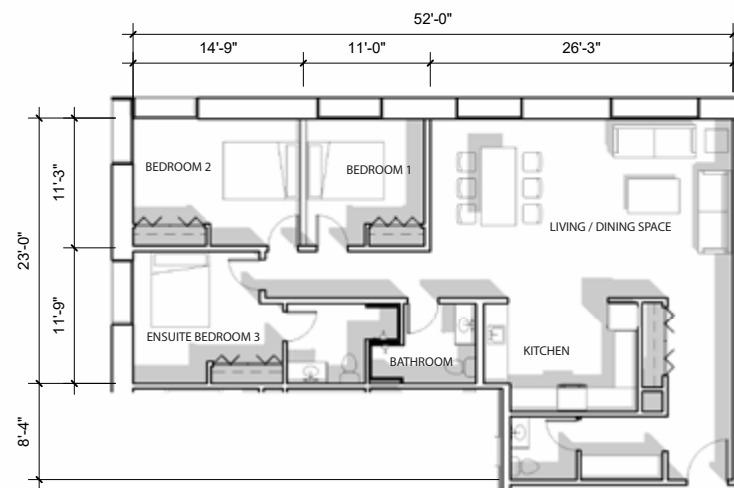
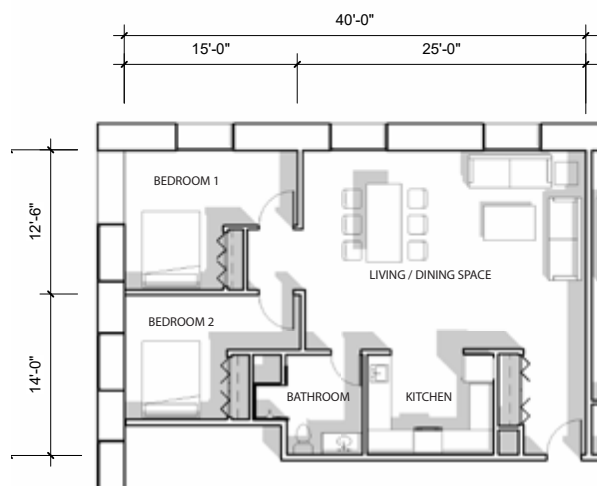
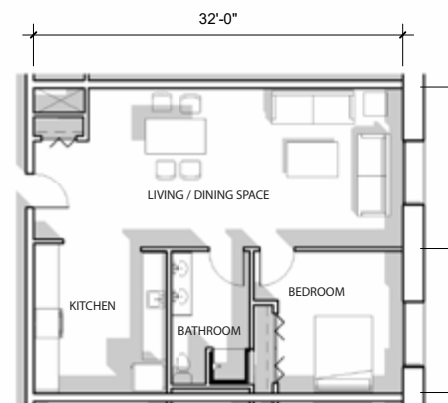
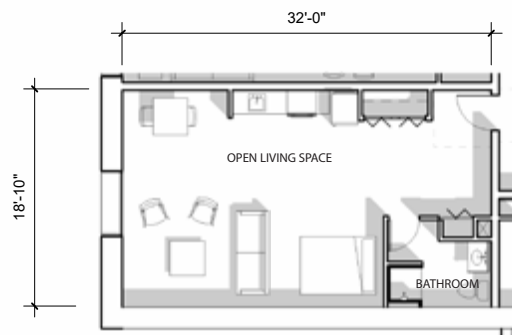
ENLARGED BUILDING 2



MULTIFAMILY | UNIT TYPES

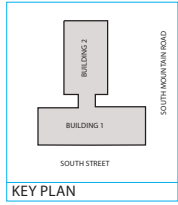


- BOH / MECHANICAL
- FLOOR AMENITY SPACE
- FLOOR SUPPORT SPACE
- 3 BD
- 2 BD
- 1 BD
- STUDIO

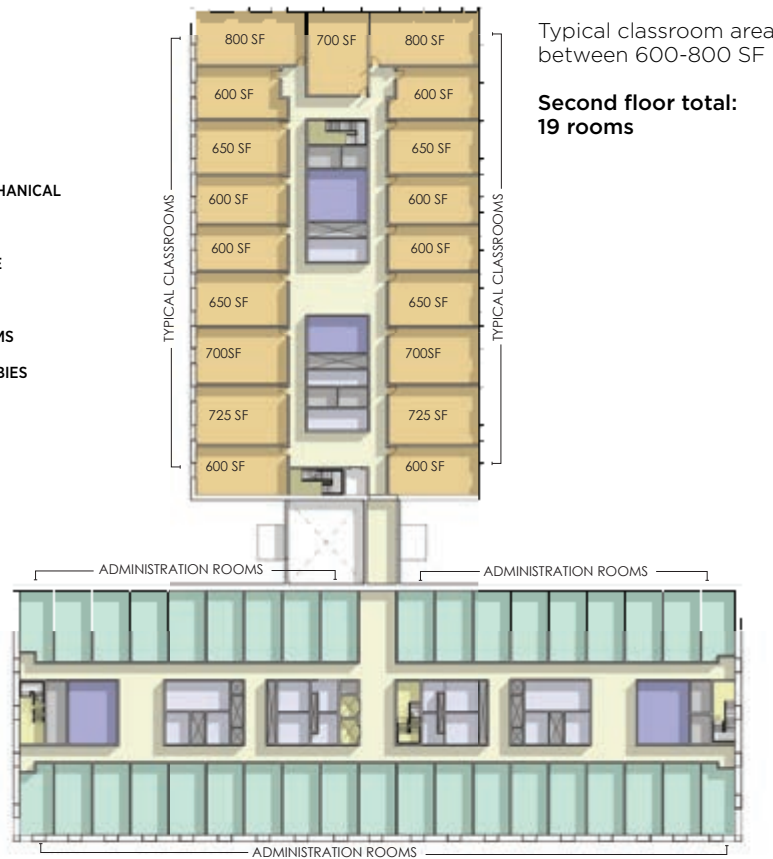


FEASIBILITY STUDY - EDUCATION

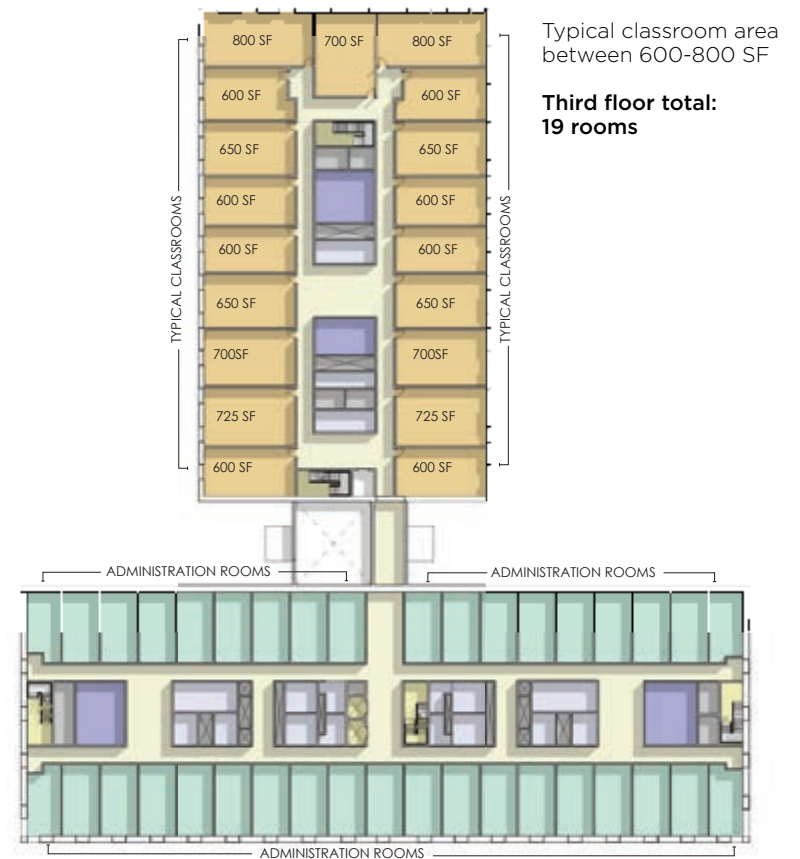
EDUCATION | SECOND & THIRD FLOORS



- BACK OF HOUSE / MECHANICAL
- FLOOR AMENITY SPACE
- FLOOR SUPPORT SPACE
- CLASSROOMS
- ADMINISTRATION ROOMS
- STAIR / ELEVATOR LOBBIES



SECOND FLOOR PLAN



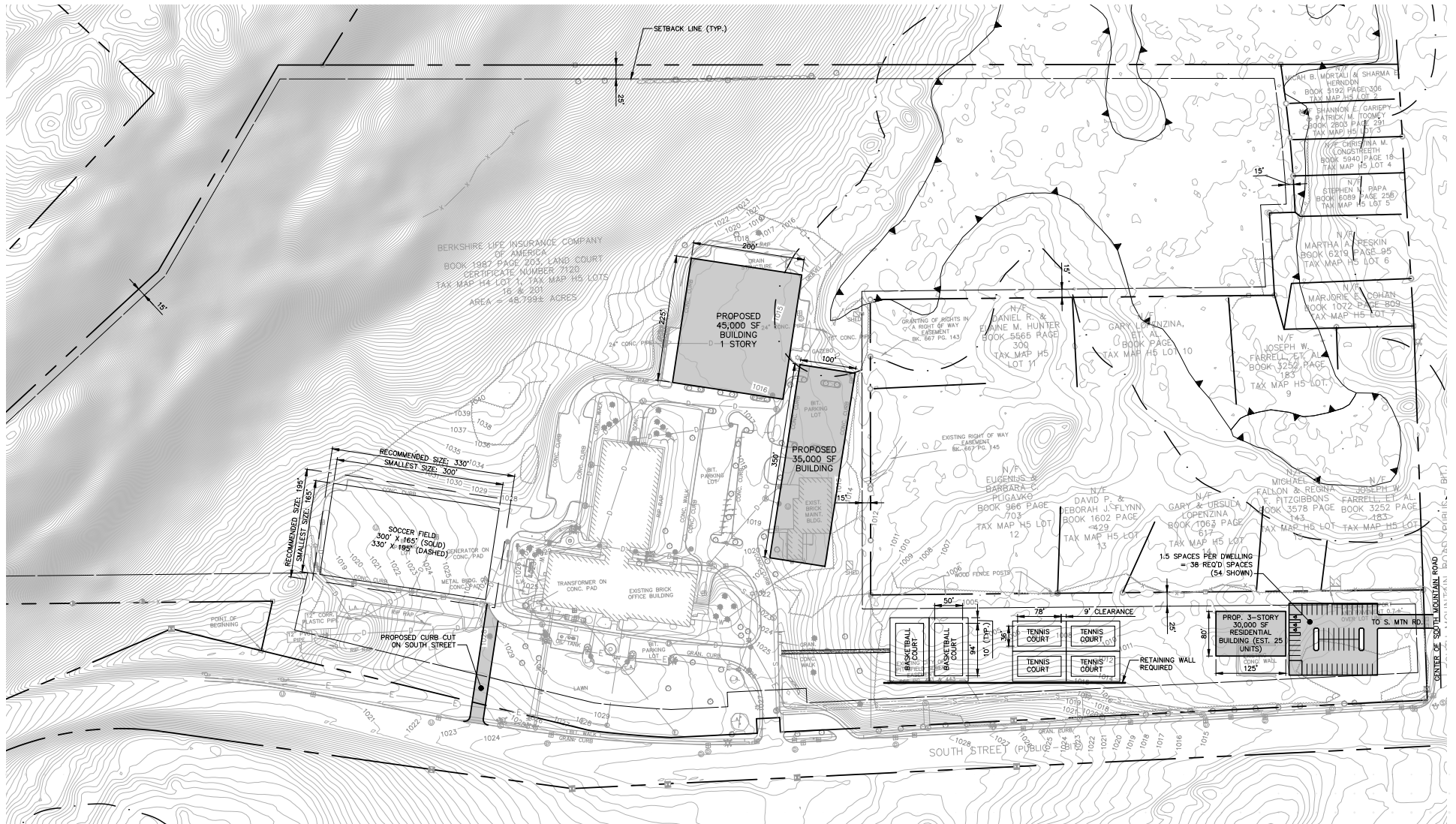
THIRD FLOOR PLAN

38 POTENTIAL CLASSROOMS.

Based on planning classrooms are in the rear building only.
Additional classrooms can be created in the front building.

SITE PLAN

EXISTING BUILDINGS & DEVELOPMENT POTENTIAL





MARKET OVERVIEW

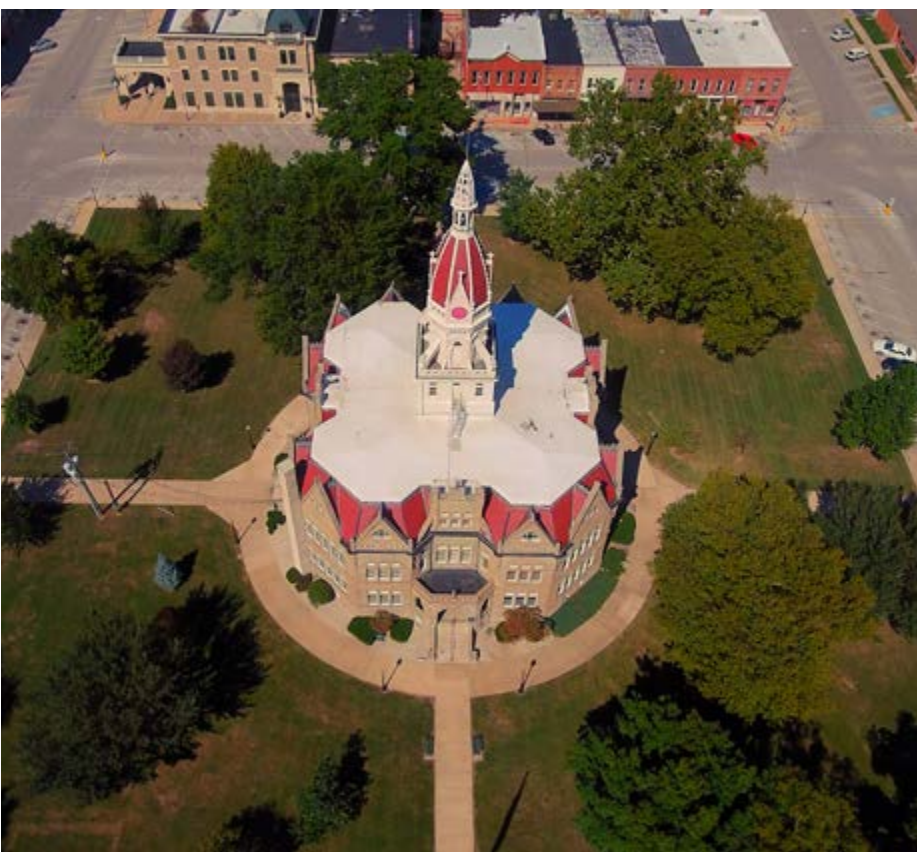
Pittsfield, the economic center of the Berkshires, presents a diverse range of commercial real estate opportunities. The market includes retail spaces, office buildings, and industrial properties at competitive prices compared to larger metropolitan areas. Downtown Pittsfield has seen revitalization efforts, attracting small businesses and investors looking for value in an evolving market. With its strategic location along major highways and proximity to New York State’s Capital Region, Pittsfield offers logistical advantages for businesses seeking greater regional access.

Pittsfield offers cultural attractions like Barrington Stage Company, The Colonial Theatre, and the Berkshire Museum. The region is also home to the Tanglewood Performance Center, the Massachusetts Museum of Contemporary Arts, and the Norman Rockwell Museum. Outdoor enthusiasts can explore Pittsfield State Forest, hike Mount Greylock, or ski at Jiminy Peak. Lakes Onota and Pontoosuc provide boating and fishing, while golf courses and luxury spas, including Canyon Ranch, round out the area’s recreational offerings.

DEMOGRAPHICS

2025 SUMMARY	15 MIN	30 MIN	45 MIN
Average Household Size	2.16	2.18	2.21
Median Household Income	\$75,049	\$78,839	\$84,106
Median Age	46.7	48.2	48
Total Population	54,987	92,437	185,577
Population Age 3-22	11,100	18,429	38,759
Population Age 23-61	25,976	42,828	84,661
Population Age 62+	14,034	24,622	49,151

Berkshire County attracts approximately 2.6 million visitors annually



OFFERING INSTRUCTIONS

EXCLUSIVE REPRESENTATION:

Cushman & Wakefield is exclusively representing the Seller in this transaction

COBROKER COMMISSION:

Bona fide buyer brokers protected.

OFFER REQUIREMENTS:

Ownership is a market-oriented Seller with expectations that are consistent with the quality and unique nature of the asset.

All offers should include:

- Purchase price
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, with its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule. The owner has the right to:

- Reject any or all submissions, accept any submissions, elect not to proceed with the project at all, or change the schedule, procedures or objectives of the project or any aspect of the offering at their discretion;
- Disclaim and does disclaim all responsibility for any or all information in this document which is provided solely for reference purposes. Purchasers are responsible for obtaining their own financial, environmental, accounting, legal, engineering, architectural, and technical advice.

DISCLAIMER

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CUSHMAN & WAKEFIELD, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CUSHMAN & WAKEFIELD, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CUSHMAN & WAKEFIELD, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.





**CUSHMAN &
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